



Arboricultural Impact Assessment and Method Statement

B&M Premises, Kingsway, Burnage

Reference: 81-211-R1-2

Date: November 2023



ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT

B&M Premises, Kingsway, Burnage

Prepared for:
Triple Jersey Limited

Report Ref: 81-211-R1-2
Date Issued: 30/11/2023

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PROJECT NUMBER	81-211		
VERSION	Version 1	Version 2	
REMARKS	Tree Constraints Report	Updated to AIA	
DATE	March 2023	November 2023	
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EXECUTIVE SUMMARY

Site Address	B&M Premises, Kingsway, Burnage, M19 1BB
OS Grid Reference	SJ 86315 93164
Site Area	Approximately 1.5 ha
Results	The site survey identified a total of 59 individual trees and three groups of trees on and adjacent the site. These included one individual tree graded Category A (trees of high value), 36 individual trees graded Category B (trees of moderate value), 20 individual trees and three groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention). An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of 21 individual trees graded 'B' category, 13 individual trees and two groups of trees graded 'C' category.
Recommendations	An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of 21 individual trees graded 'B' category, 13 individual trees and two groups of trees graded 'C' category. Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme. All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014 and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010 : Tree Work – Recommendations. Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist. Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site. Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained. All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.



	All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations. This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.
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1. BACKGROUND

1.1. PURPOSE OF THE REPORT

E3P Ltd have been instructed by Triple Jersey Limited to produce an Arboricultural Impact Assessment (AIA) and Method Statement relating to a proposed construction works at B&M Premises, Kingsway, Burnage, M19 1BB, hereafter referred to as 'the site'.

The purpose of the report is to:

- ✳ Assess the quality of the trees on and immediately adjacent to the site, in accordance with British Standards (2012)¹, hereafter referred to as 'BS5837: 2012'.
- ✳ Identify trees suitable for retention and for removal due to the proposed development.
- ✳ Prescribe tree protection measures to ensure that retained trees survive the proposed development and thrive after its completion.
- ✳ Prescribe arboricultural recommendations for the long-term management of trees on the site.
- ✳ If necessary, to assess the site for its suitability for mitigation planting, and to specify planting requirements.

1.2. SITE DETAILS

The site is located at B&M Premises, Kingsway, Burnage, M19 1BB and is within the administrative boundaries of Manchester City Council. The site comprises a large commercial building, associated car park with amenity trees and shrub planting.

Cranfield (2022)² identified the soil type of the site and the surrounding area as slowly permeable seasonally wet acid loamy and clayey soils. No further detailed soil analysis was undertaken.

1.3. LEGISLATION

Correspondence with Manchester City Council has identified that there are no Tree Preservation Orders (TPO) within the site and the site does not fall within a Conservation Area.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012 make provision for, amongst other things, the form of Tree Preservation Orders (TPOs) and for applications for consent to carry out work on trees subject to an order. The order makes it an offence to cut down, uproot, prune, lop or damage the tree (including the roots) in question without first obtaining the Council's consent. A TPO can apply to a single tree, a group of trees or woodland. Anyone who wishes to fell or carry out work to a tree protected by a TPO must apply to the Council to obtain permission.

There are exemptions for statutory undertakers under the Town and Country Planning Regulations which include where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary; and in the interests of the safe operation of the undertaking;

¹ British Standards (2012). *BS5837: 2012 - Trees in Relation to Design, Demolition and Construction: Recommendations*. British Standards Institute, London

² Cranfield (2022). *Soilscapes* [online]. Available at: >www.landis.org.uk< [accessed 16th February 2023]



- ✿ In connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker.
- ✿ To enable the statutory undertaker to carry out development permitted by or under the Town and Country Planning (General Permitted Development) Order 1995. This is only where works are within an operational site and does not include works outside of operational sites.

Where works are granted planning permission no additional specific permission in regard to works to TPOs is required.

1.4. TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

Conservation Areas are protected under the Town and Country Planning Act 1990 (as amended). Where trees within a Conservation Area are not a TPO permission must also be obtained by the Local Planning Authority (LPA) under a Section 211 notice, which gives the LPA the opportunity to consider protecting a tree. The exception is when a tree is less than 7.5 cm in diameter, measures 1.5 m above ground or 10 cm if thinning to help the growth of other trees.

1.5. THE HEDGEROW REGULATIONS 1997

The Hedgerow Regulations 1997 protect 'Important' hedgerows by controlling their removal through a system of notification. Under the Regulations, it is unlawful to remove or destroy most countryside hedgerows (excluding those forming garden boundaries) without the written permission of the LPA. The legislation details criteria to determine whether a hedgerow qualifies as an 'Important' hedgerow. Schemes with planning consent will not require further approval from the LPA. Where hedgerows meet the criteria of the Regulations to be 'Important hedgerows' a formal request will need to be made to the LPA for its removal.

There are some other exceptions including for carrying out work for the purpose of flood defence or land drainage, pursuant to, or under, the Land Drainage Act 1991, the Water Resources Act 1991 or the Environment Act 1995.

1.6. THE PLANNING PROCESS

The National Planning Policy Framework (NPPF 2023) seeks to ensure that new development is sustainable and underlines the importance of green infrastructure, of which trees form an integral part. This includes recognition of the importance of trees in relation to the management of air, soil and water quality along with other associated ecosystem services and climate change adaption. The NPPF also seeks to achieve the protection and enhancement of landscapes and a net gain in biodiversity. Finally, it specifically identifies veteran and ancient trees and woodland as a highly valuable and irreplaceable habitat.

Local Planning Authorities (LPA) in the UK have a statutory duty to consider both the protection and planting of trees when considering planning applications. The potential impact of development on all trees (including those not protected by a Tree Preservation Order (TPO) or other statutory designation) is a material consideration in determining a planning application.

BS 5837 provides a framework which sets out how trees should be considered in the planning process and also explicitly applies to development where planning consent is not required.

BS 5837 recommends that a tree survey is undertaken to identify the quality and benefits of trees and the spatial constraints associated with them. This information is then used to produce a Tree Constraints Plan (TCP) illustrating the above and below ground constraints associated with trees (the Root Protection Area (RPA)). The TCP is intended to be used to inform the design process and to identify



those trees considered to be a constraint to development due to the quality and value (in a non-fiscal sense).

Following the production of the final scheme design, an Arboricultural Impact Assessment (AIA) is produced to identify the likely direct and indirect impacts of the proposed development, along with a Tree Protection Plan (TPP) to identify trees to be removed and retained and to illustrate the protection of retained trees. An Arboricultural Method Statement (AMS) is also often required as a condition of planning consent to detail how sensitive operations are to be undertaken in close proximity to retained trees.

These documents and plans are considered the minimum requirement for arboricultural matters within a planning application and are intended to ensure both a long term sustainable and harmonious relationship between existing trees and the proposed development.

1.6.1. NATIONAL PLANNING POLICY FRAMEWORK 2023

At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development, and specifically states that for decision making, the LPA should be approving development proposals that accord with the development plan without delay.

Section 15 of the NPPF recognises the importance of conserving and enhancing the natural environment, and specifically acknowledges the role of trees and woodland in the provision of natural capital and ecosystem services.

It further acknowledges the importance of ancient woodlands and veteran trees for habitats and biodiversity and requires that planning consent should be refused where development schemes require the removal of such features unless there are wholly exceptional reasons, stating that:

It was confirmed that there are no designated ancient woodlands or veteran trees within the survey area.



2. METHODS

2.1. SITE SURVEY

The site survey was carried out by Martin Dilworth on 13th March 2023. All trees on site were inspected from ground level, using the Visual Tree Assessment (VTA) method. Any notable defects of trees were recorded, although the site survey did not constitute a full tree safety assessment.

Tree heights and crown clearances were measured to the nearest 0.5 m with a clinometer. Crown spreads of trees were measured on their north, east, south and west aspects to the nearest 0.5 m. The Diameter at Breast Height (DBH) of trees was measured to the nearest 1 cm, and was used to calculate the Root Protection Area (RPA) of trees using methods prescribed in BS 5837:2012.

In accordance with BS 5837:2012, trees were classified as either A, B, C or U using the criteria shown in Table 2.1. Trees were further classified by the subcategories 1, 2 and 3, depending upon whether they had mainly arboricultural, landscape, or cultural qualities. The additional subcategory does not affect the retention value of the tree, e.g. a Category A2 tree does not have a higher retention value than a Category A1 tree.

TABLE 2.1 BS 5837 CASCADE CHART (ADAPTED FROM BRITISH STANDARDS, 2012)

CATEGORY	DEFINITION	RETENTION	COLOUR CODE
CATEGORY A	Trees of high quality with an estimated remaining life expectancy of at least 40 years; trees that are particularly good examples of their species, especially if rare or unusual.	Highly desirable	Light green
CATEGORY B	Trees of moderate quality with an estimated remaining life expectancy of at least 20 years; trees lacking the special quality to merit Category A designation.	Desirable	Dark blue



CATEGORY	DEFINITION	RETENTION	COLOUR CODE
CATEGORY C	Trees of low quality with an estimated remaining contribution of at least 10 years, or trees with a stem diameter below 150 mm; unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories.	Feasible, but should be removed if posing a constraint to development	Grey
CATEGORY U	Trees that have serious, irremediable, structural and/or physiological defects, including those that will become unviable after removal of other Category U trees.	Unfeasible	Dark red

2.2. CONSTRAINTS

Only trees with a stem diameter greater than 75 mm, (measured at 1.5 m above ground level), have been included within the survey; however, it should be noted that a number of individual trees and shrubs with a stem diameter of less than 75 mm were present within the study area.

Some sections of the study area were covered with dense undergrowth or located within adjacent land, preventing a full assessment and an accurate measurement of some trees. Where tree survey data has been estimated (based on assessments from the nearest safe vantage points). These trees are denoted by a # in the associated schedules.

Only trees within the likely influence of the proposed development have been included within this report. Any additional trees in the vicinity of the site have been deemed to not be affected by the proposals and have not been included.

Trees are living organisms and as such their health and condition are naturally subject to change over time. Unforeseen future circumstances such as neglect, wilful damage or severe/extreme weather conditions may affect the future health and condition of the trees included in this report.

2.3. QUALIFICATIONS OF THE AUTHOR

Martin Dilworth is a suitably qualified arboricultural consultant, who is a Professional member of the Arboricultural Association, and holds an FdSc in Arboriculture, and the LANTRA Professional Tree Inspection Certificate.



3. TREE SURVEY ASSESSMENT

3.1. TREE POPULATION ASSESSMENT

The site survey identified a total of 59 individual trees and three groups of trees on and adjacent the site. These included one individual tree graded Category A (trees of high value), 36 individual trees graded Category B (trees of moderate value), 20 individual trees and three groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention).

TABLE 3.1 TREE CATEGORIES RECORDED

TREE CATEGORY	NO. OF INDIVIDUAL TREES	NO. OF GROUPS OF TREES	NO. OF HEDGEROWS	NO. OF WOODLANDS
CATEGORY A (TREES OF HIGH QUALITY)	1	0	0	0
CATEGORY B (TREES OF MODERATE QUALITY)	36	0	0	0
CATEGORY C (TREES OF LOW QUALITY)	20	3	0	0
CATEGORY U (TREES OF POOR QUALITY UNSUITABLE FOR RETENTION)	2	0	0	0
TOTALS	59	3	0	0

3.2. TREE SPECIES DIVERSITY

A variety of species were recorded during the survey and are represented throughout the study area. Species of trees recorded includes, Alder (*Alnus glutinosa*), Ash (*Fraxinus excelsior*), Cherry plum (*Prunus cerasifera*), Elm (*Ulmus procera*), False acacia (*Robinia pseudoacacia*), Field maple (*Acer campestre*), Goat willow (*Salix caprea*), Hawthorn (*Crataegus monogyna*), Italian alder (*Alnus cordata*), Lime (*Tilia x europaea*), Norway maple (*Acer platanoides*), Oak (*Quercus robur*), Silver birch (*Betula pendula*), Swedish whitebeam (*Sorbus intermedia*), Sycamore (*Acer pseudoplatanus*), Spindle (*Euonymus europaeus*), Turkey oak (*Quercus cerris*) and Whitebeam (*Sorbus aria*).

Tree data can be viewed in **Appendix I: Tree Survey Schedule**. A selection of photographs of trees can be viewed in **Appendix II: Photographs**. Tree locations can be viewed in **Appendix III: Tree Constraints Plan**.



4. IMPACT ASSESSMENT

4.1. TREE REMOVALS DUE TO DEVELOPMENT

From the information provided to date it is projected that, as detailed in Table 4.1, construction of the development as proposed will require the removal of 21 individual trees graded 'B' category, 13 individual trees and two groups of trees graded 'C' category.

TABLE 4.1 TREE REMOVALS REQUIRED TO ACCOMMODATE DEVELOPMENT PROPOSALS

CATEGORY	REMOVALS NECESSARY TO IMPLEMENT DEVELOPMENT	TOTAL NO. OF REMOVALS
CATEGORY A	-	0 trees
CATEGORY B	T3, T4, T5, T8, T9, T10, T11, T12, T13, T15, T16, T18, T19, T23, T24, T25, T27, T30, T31, T32, T37	21 trees
CATEGORY C	T1, T2, T6, T7, T14, T17, T20, T21, T22, T29, T57, T58, T59 G1, G2	13 trees 2 groups
CATEGORY U	-	0 trees

4.2. MITIGATION FOR TREE LOSS

As detailed on the Tree Impact and Protection Plan, and in Table 4.1, 21 individual trees of moderate quality and 13 individual trees and two groups of tree of low quality are proposed for removal in order to facilitate the proposals. Consequently, specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014 and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010 : Tree Work – Recommendations.

Adequate protection of the Root Protection Areas (RPAs) of retained trees during construction is essential if their long-term viability is to be assured. RPAs, which are calculated through a method provided in BS5837:2012, are ground areas that should be protected by temporary protective fencing as Construction Exclusion Zones (CEZs) throughout the development process, or by temporary ground protection measures thereby keeping the trees' root zones free from disturbance.

4.3. GENERAL CONSTRUCTION PRECAUTIONARY MEASURES

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

Any fence post excavations Within a trees RPA are to be carried out manually, using handheld tools only, and in accordance with the guidelines set out in Section 7.2.1 of BS5837:2012.



All proposed landscaping to be carried out within and close to retained trees' RPAs should be carried out in strict accordance with the guidance detailed in Section 8 of BS5837:2012.

4.4. UNDERGROUND UTILITIES AND DRAINAGE

The installation of underground utilities in close proximity to trees can cause serious damage to their roots. As such, it is essential that utilities be routed outside RPAs unless there is no other available option. Where RPAs cannot be avoided then guidelines set out in the National Joint Utilities Group publication 'Volume 4: NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (Issue 2) – Operatives Handbook' should be followed (e.g. trenches of a very limited width to be hand dug or the use of directional drilling).

To date, there are no proposed works to service and/or drainage in respect of the development under consideration. In order to ensure that utilities and services are either routed outside RPAs where possible or special working methods are used, where required to install services within RPAs, the provision of a bespoke method statement can be conditioned to a planning approval.



5. SUMMARY AND CONCLUSIONS

The site survey identified a total of 59 individual trees and three group of trees on and adjacent the site. These included one individual tree graded Category A (trees of high value), 36 individual trees graded Category B (trees of moderate value), 20 individual trees and three groups of trees graded Category C (trees of low value). Two individual trees have been graded Category U (trees unsuitable for retention).

An appraisal of the documentation provided to date identified that construction of the development as proposed will require the removal of 21 individual trees graded 'B' category, 13 individual trees and two groups of trees graded 'C' category.

Specific details regarding replacement tree planting should be prepared by a suitably qualified and experienced landscape architect as part of a landscape scheme.

All new tree planting should be in accordance with British Standard 8545: Trees: From Nursery to Independence in the Landscape – Recommendations, 2014 and all tree works must be carried out by a qualified contractor in accordance with BS3998:2010 : Tree Work – Recommendations.

Any requirements for access facilitation pruning should be discussed at a pre-commencement meeting with the project arboriculturalist.

Adequate protective fencing as outlined in the Arboricultural Method Statement should be installed around all retained trees, where practical, before any materials and machinery are brought on site.

Site operations involving plant with booms, jibs and counterweights should be planned in advance to prevent contact with retained trees. All operations involving such plant in close proximity to trees should be conducted under the supervision of a banksman to ensure that adequate clearance from the retained trees is maintained.

All site storage areas, cement mixing and washing points for equipment and vehicles and fuel storage areas should be outside RPAs. No discharge of potential contaminants should occur within the RPA of a retained tree stem or where there is a risk of run off into RPA.

All tree works should be carried out by a competent arborist in accordance with BS 3998:2010, Tree Work Recommendations.

This document encloses a Preliminary Arboricultural Method Statement, which provides guidance on tree protection measures and mitigation.



6. ARBORICULTURAL METHOD STATEMENT

6.1. TIMING OF WORKS

The phasing of works must be carried out in accordance with Table 6.1.

TABLE 6.1 TIMING OF WORKS

STAGE	WORKS
1	Site induction
2	Install temporary tree protection fencing
3	Inspection by arboriculturist
4	Carry out construction works, subject to precautionary measures
5	Remove tree protection fencing once works complete
6	Final inspection by arboricultural consultant

6.2. SITE INDUCTION

Prior to works commencing, all contractors must attend a site induction. All contractors will be briefed on arboricultural concerns arising from the development proposals, including tree Root Protection Areas (RPAs). This method statement must be made available to all contractors working on the site.

6.3. TREE PROTECTION FENCING

Prior to machinery entering the site, it will be necessary to ensure that all trees are adequately protected. This will require the installation of temporary of tree protection fencing.

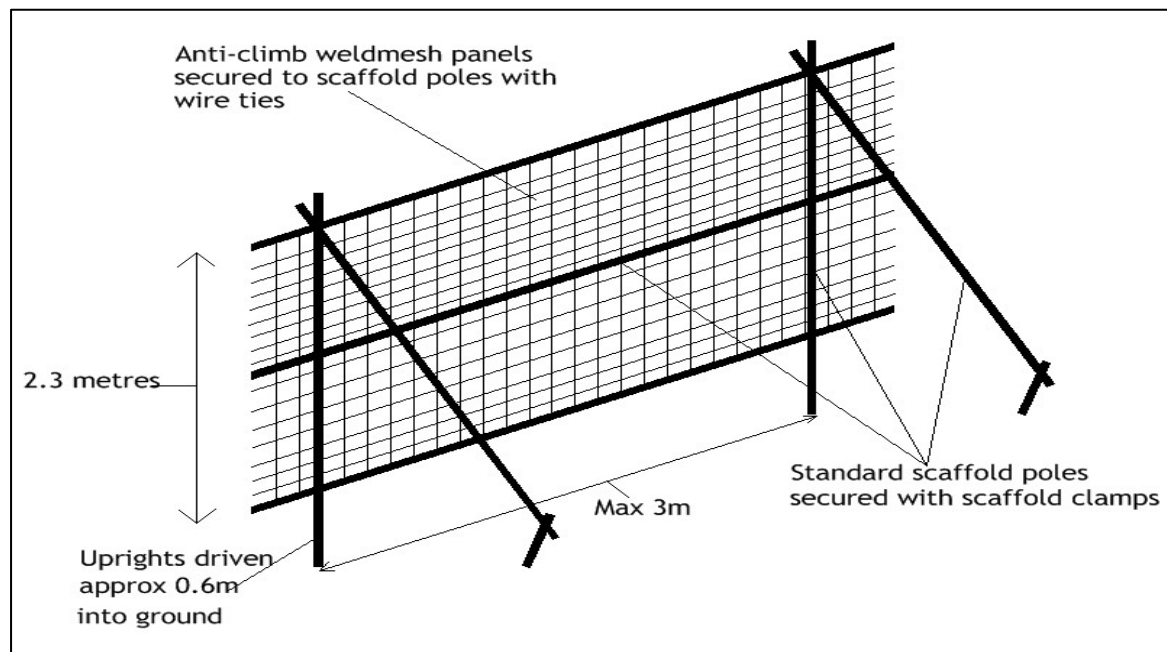
Tree protection fencing will consist of a vertical scaffold framework, well braced to resist impacts. The vertical poles must be spaced at a maximum interval of 3 m and driven securely into the ground. Onto this framework, welded mesh panels will be fixed (see Figure 6.1).

Laminated waterproof A3 signs will be fixed securely to fencing panels on each enclosure at 9 m intervals. The signs must clearly read: 'Protected Tree Zone, no storage or operations within fenced off areas'.

Once the construction works have been completed, the tree protection fencing may be removed. This must be done with care to ensure that no damage to trees is caused.



FIGURE 6.1 TREE PROTECTION FENCING SPECIFICATION



6.4. GENERAL PRECAUTIONARY MEASURES

Prior to works commencing, a site storage area will be designated, which must be outside of the RPAs of trees. No materials hazardous to tree health, such as oil, bitumen or cement will be stored within RPAs of trees. Where possible this area should be extended to 10 m away from the tree protection fencing.

Where there is a risk of polluted water runoff into RPAs, heavy duty plastic sheeting and sandbags will be used to contain any spillages and prevent contamination. No fires will be lit within 20 m of the protective fencing.

If any breach in the tree protection measures occurs it is the site manager's responsibility to report this to an arboricultural consultant so the appropriate measures may be taken.



7. ARBORICULTURIST CONTACT DETAILS

If at any point during construction works, works are required within RPAs, if there is a breach within the tree protection fencing, and/or if the proposals change from those detailed within the Tree Protection Plan, the project arboriculturist must be consulted immediately. The project arboriculturist's details are below:

Martin Dilworth

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END OF REPORT



APPENDIX I TREE SURVEY SCHEDULE

A plan showing tree locations can be viewed in **Appendix III: Tree Constraints Plan**.

TABLE A.1 KEY FOR TREE TABLES

KEY	
SPECIES	Common name and scientific name
HEIGHT	Measured to nearest 0.5 m
C.C	Height of crown clearance, measured to nearest 0.5 m
DBH	Diameter at breast height (1.5 m), in centimetres
CROWN SPREAD	Measured to nearest 0.5 m
AGE	Y - sapling/newly planted tree
	SM - semi-mature; tree in 1/3 of estimated lifespan
	EM - early-mature; tree in 2/3 of estimated lifespan
	M - mature; tree in 3/3 of estimated lifespan
	V - Veteran tree
ERC	Safe useful life expectancy of tree, in years
CATEGORY	See cascade chart (Table 1.1)
#	Estimated value



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TABLE A.2 TREE DATA

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T1	Cherry plum (<i>Prunus cerasifera</i>)	4	150	1	1	2	3	2	SM	Epicormic shoots around base.	10+	C1	10	1.8
T2	Cherry plum (<i>Prunus cerasifera</i>)	5	180	2	3	1	3	2	SM	Epicormic shoots around base. Tree tie occluded in stem at base.	10+	C1	15	2.2
T3	Swedish whitebeam (<i>Sorbus intermedia</i>)	7	400	3	3	3	3	2	EM	No signs of ill health or significant structural defects.	20+	B1	72	4.8
T4	Swedish whitebeam (<i>Sorbus intermedia</i>)	7	460	3	3	3	3	2	EM	Tight fork unions at approximately 2m.	20+	B1	96	5.5
T5	Swedish whitebeam (<i>Sorbus intermedia</i>)	7	450	3	3	3	3	2	EM	Tight fork unions at approximately 1.8m.	20+	B1	92	5.4
T6	Sycamore (<i>Acer pseudoplatanus</i>)	6	200	2	3	1	3	3	SM	Crown suppressed on south side by adjacent tree.	10+	C1	18	2.4
T7	Sycamore (<i>Acer pseudoplatanus</i>)	7	140 x 8 stems	3	3	3	3	3	SM	Multiple stems at ground level.	10+	C1	71	4.8
T8	Turkey oak (<i>Quercus cerris</i>)	13	450	6	5	5	6	3	EM	Branches touching street light.	20+	B1	92	5.4
T9	Sycamore (<i>Acer pseudoplatanus</i>)	12	160 x 6 stems	3	4	4	4	2	EM	Multiple stems at ground level.	20+	B1	70	4.7
T10	Lime (<i>Tilia x europaea</i>)	14	600	5	5	5	4	2	M	Epicormic shoots around base.	20+	B1	163	7.2



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TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T11	Ash (<i>Fraxinus excelsior</i>)	14	570	6	5	1	4	2	EM	Mutual suppression with adjacent trees. Ivy on stem.	20+	B1	147	6.8
T12	Ash (<i>Fraxinus excelsior</i>)	14	500	4	5	5	2	3	EM	Mutual suppression with adjacent trees.	20+	B1	113	6.0
T13	Ash (<i>Fraxinus excelsior</i>)	14	500	3	3	5	6	3	EM	Mutual suppression with adjacent trees.	20+	B1	113	6.0
T14	Turkey oak (<i>Quercus cerris</i>)	3	90	1	1	1	1	0	Y	No signs of ill health or significant structural defects.	10+	C1	4	1.1
T15	Silver birch (<i>Betula pendula</i>)	12	370	3	3	4	4	3	EM	Snapped hanging branch at 2m on south side. Multiple pruning wound on stem.	20+	B1	62	4.4
T16	Silver birch (<i>Betula pendula</i>)	11	270	4	4	3	3	2	EM	Old pruning wound at base on northwest side with decay cavity forming.	20+	B1	33	3.2
T17	Silver birch (<i>Betula pendula</i>)	6	170	3	2	3	3	2	SM	Old tear out wound on stem at 1.5m. Dead twigs and shoots throughout crown.	10+	C1	13	2.0
T18	Silver birch (<i>Betula pendula</i>)	7	250	2	4	4	3	1	EM	Mutual suppression with adjacent trees.	20+	B1	28	3.0
T19	Turkey oak (<i>Quercus cerris</i>)	7	220 200	2	4	3	3	1	SM	Twin stemmed at 1m.	20+	B1	40	3.6



B&M Premises, Kingsway, Burnage

Arboricultural Impact Assessment and Method Statement

November 2023

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M²)	RPA RADIUS (M)
				N	E	S	W							
T20	Sycamore (<i>Acer pseudoplatanus</i>)	7	190 150 140 120	3	3	2	3	2	SM	Multiple stems at ground level.	10+	C1	42	3.7
T21	Sycamore (<i>Acer pseudoplatanus</i>)	5	130 110 100	1	2	1	2	2	SM	Multiple stems at ground level.	10+	C1	18	2.4
T22	Ash (<i>Fraxinus excelsior</i>)	5	100 90 60	0.5	1	0.5	1	2	Y	Multiple stems at ground level.	10+	C1	10	1.8
T23	Lime (<i>Tilia x europaea</i>)	6	270	4	3	2	3	2	SM	Epicormic shoots around base.	20+	B1	33	3.2
T24	Lime (<i>Tilia x europaea</i>)	6	250	2	2	1	4	2	SM	Epicormic shoots around base.	20+	B1	28	3.0
T25	Lime (<i>Tilia x europaea</i>)	7	280	2	4	4	3	2	SM	Tree tie occluded into stem.	20+	B1	35	3.4
T26	Turkey oak (<i>Quercus cerris</i>)	12	440	4	4	5	4	3	EM	No signs of ill health or significant structural defects.	20+	B1	88	5.3
T27	Norway maple (<i>Acer platanoides</i>)	12	420	5	4	3	4	2	EM	Exposed surface roots on north side. Mutual suppression with adjacent trees.	20+	B1	80	5.0
T28	Norway maple (<i>Acer platanoides</i>)	12	300	2	5	4	2	2	SM	Mutual suppression with adjacent trees.	20+	B1	41	3.6
T29	Silver birch (<i>Betula pendula</i>)	6	160	1	1	4	3	2	SM	Suppressed by adjacent trees.	10+	C1	12	1.9



B&M Premises, Kingsway, Burnage

Arboricultural Impact Assessment and Method Statement

November 2023

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T30	False acacia (<i>Robinia pseudoacacia</i>)	10	520	6	5	3	5	2	EM	Dense undergrowth preventing full visual inspection.	20+	B1	122	6.2
T31	False acacia (<i>Robinia pseudoacacia</i>)	11	320	3	5	2	5	5	EM	No signs of ill health or significant structural defects.	20+	B1	46	3.8
T32	False acacia (<i>Robinia pseudoacacia</i>)	10	500	2	4	6	5	2	EM	Dense undergrowth preventing full visual inspection.	20+	B1	113	6.0
T33	Field maple (<i>Acer campestre</i>)	5	220	3	2	2	4	2	SM	No signs of ill health or significant structural defects.	20+	B1	22	2.6
T34	Field maple (<i>Acer campestre</i>)	6	230	2	3	2	1	2	SM	Dense undergrowth preventing full visual inspection.	20+	B1	24	2.8
T35	Field maple (<i>Acer campestre</i>)	7	330	3	4	4	4	0	SM	Ivy on stem.	20+	B1	49	4.0
T36	Field maple (<i>Acer campestre</i>)	8	350	3	3	4	3	1	SM	No signs of ill health or significant structural defects.	20+	B1	55	4.2
T37	Italian alder (<i>Alnus cordata</i>)	17	430	4	4	4	2	3	EM	Previously pruned back from building.	20+	B1	84	5.2
T38	Silver birch (<i>Betula pendula</i>)	10	310	4	4	3	4	2	EM	Moderate lean towards east.	10+	C1	43	3.7



B&M Premises, Kingsway, Burnage

Arboricultural Impact Assessment and Method Statement

November 2023

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T39	Silver birch (<i>Betula pendula</i>)	7	200	2	2	2	3	2	SM	Tree tie occluded in stem. Suppressed by adjacent trees.	10+	C1	18	2.4
T40	Oak (<i>Quercus robur</i>)	16	540	6	6	5	5	4	EM	No signs of ill health or significant structural defects.	20+	B1	132	6.5
T41	Norway maple (<i>Acer platanoides</i>)	13	430	4	5	6	4	3	EM	Previously pruned back on west side.	20+	B1	84	5.2
T42	Whitebeam (<i>Sorbus aria</i>)	6	240	2	2	2	1	2	SM	Dead tree.	<10	U	26	2.9
T43	Turkey oak (<i>Quercus cerris</i>)	17	670	7	6	7	7	3	M	Dense undergrowth and ivy preventing full visual inspection.	40+	A1	203	8.0
T44	Whitebeam (<i>Sorbus aria</i>)	5	230	2	1	3	3	2	SM	Suppressed by adjacent trees.	10+	C1	24	2.8
T45	Ash (<i>Fraxinus excelsior</i>)	12	370	5	3	1	4	3	EM	Suppressed on south side. Ivy on stem.	20+	B1	62	4.4
T46	Turkey oak (<i>Quercus cerris</i>)	12	450	5	6	5	3	3	EM	Mutual suppression with adjacent trees.	20+	B1	92	5.4
T47	Ash (<i>Fraxinus excelsior</i>)	13	310	3	4	4	1	4	EM	Mutual suppression with adjacent trees.	20+	B1	43	3.7
T48	Ash (<i>Fraxinus excelsior</i>)	13	330	4	2	3	2	5	EM	Previously pruned back on west side.	20+	B1	49	4.0
T49	Ash (<i>Fraxinus excelsior</i>)	14	330	3	3	3	2	7	EM	Previously pruned back on west side.	20+	B1	49	4.0



B&M Premises, Kingsway, Burnage

Arboricultural Impact Assessment and Method Statement

November 2023

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T50	Ash (<i>Fraxinus excelsior</i>)	7	320	1	3	3	1	4	EM	Approximately 50% crown dieback.	<10	U	46	3.8
T51	Elm (<i>Ulmus procera</i>)	5	130 130 90	0.5	2	2	0.5	2	SM	Multiple stems at ground level. Suppressed by adjacent trees.	10+	C1	19	2.5
T52	Ash (<i>Fraxinus excelsior</i>)	12	230	2	4	2	3	5	SM	No signs of ill health or significant structural defects.	20+	B1	24	2.8
T53	Ash (<i>Fraxinus excelsior</i>)	13	310	1	4	3	1	3	EM	Previously pruned back on west side.	20+	B1	43	3.7
T54	Ash (<i>Fraxinus excelsior</i>)	12	250	2	4	3	0.5	3	SM	Dead twigs and shoots throughout crown typical of ash dieback.	10+	C1	28	3.0
T55	Ash (<i>Fraxinus excelsior</i>)	12	250	1	2	5	2	2	SM	Dead twigs and shoots throughout crown typical of ash dieback.	10+	C1	28	3.0
T56	Elm (<i>Ulmus procera</i>)	8	230	2	3	3	0	3	SM	Suppressed by adjacent trees.	10+	C1	24	2.8
T57	Ash (<i>Fraxinus excelsior</i>)	5	150	2	2	2	2	1	SM	Dense undergrowth preventing full visual inspection.	10+	C1	10	1.8
T58	Goat willow (<i>Salix caprea</i>)	5	#290 200 140	4	4	4	4	1	EM	Multiple stems at approximately 0.5m branches touching building.	10+	C1	65	4.6



B&M Premises, Kingsway, Burnage

Arboricultural Impact Assessment and Method Statement

November 2023

TREE NO.	SPECIES	HEIGHT (M)	DBH (MM)	CROWN SPREAD				HEIGHT OF C.C	AGE	COMMENTS	ERC	CATEGORY	RPA (M ²)	RPA RADIUS (M)
				N	E	S	W							
T59	Goat willow (<i>Salix caprea</i>)	5	#35 x 9 stems	1	3	3	3	0	SM	Multiple stems at ground level.	10+	C1	5	1.3
G1	Sycamore (<i>Acer pseudoplatanus</i>) x 1, Turkey oak (<i>Quercus cerris</i>) x 1, Hawthorn (<i>Crataegus monogyna</i>) x 2	7	150	2	2	2	2	0	SM	Dense undergrowth preventing full visual inspection.	10+	C2	10	1.8
G2	Sycamore (<i>Acer pseudoplatanus</i>) x 1, Alder (<i>Alnus glutinosa</i>) x 1, Spindle (<i>Euonymus europaeus</i>) x 5	10	250	3	3	3	3	0	SM	Dense ivy on stems preventing full visual inspection.	10+	C2	28	3.0
G3	Elm (<i>Ulmus procera</i>) x 7, Ash (<i>Fraxinus excelsior</i>) x 5	7	140	2	2	2	2	0	SM	Selfseeded young trees.	10+	C2	9	1.7



APPENDIX II

PHOTOGRAPHS

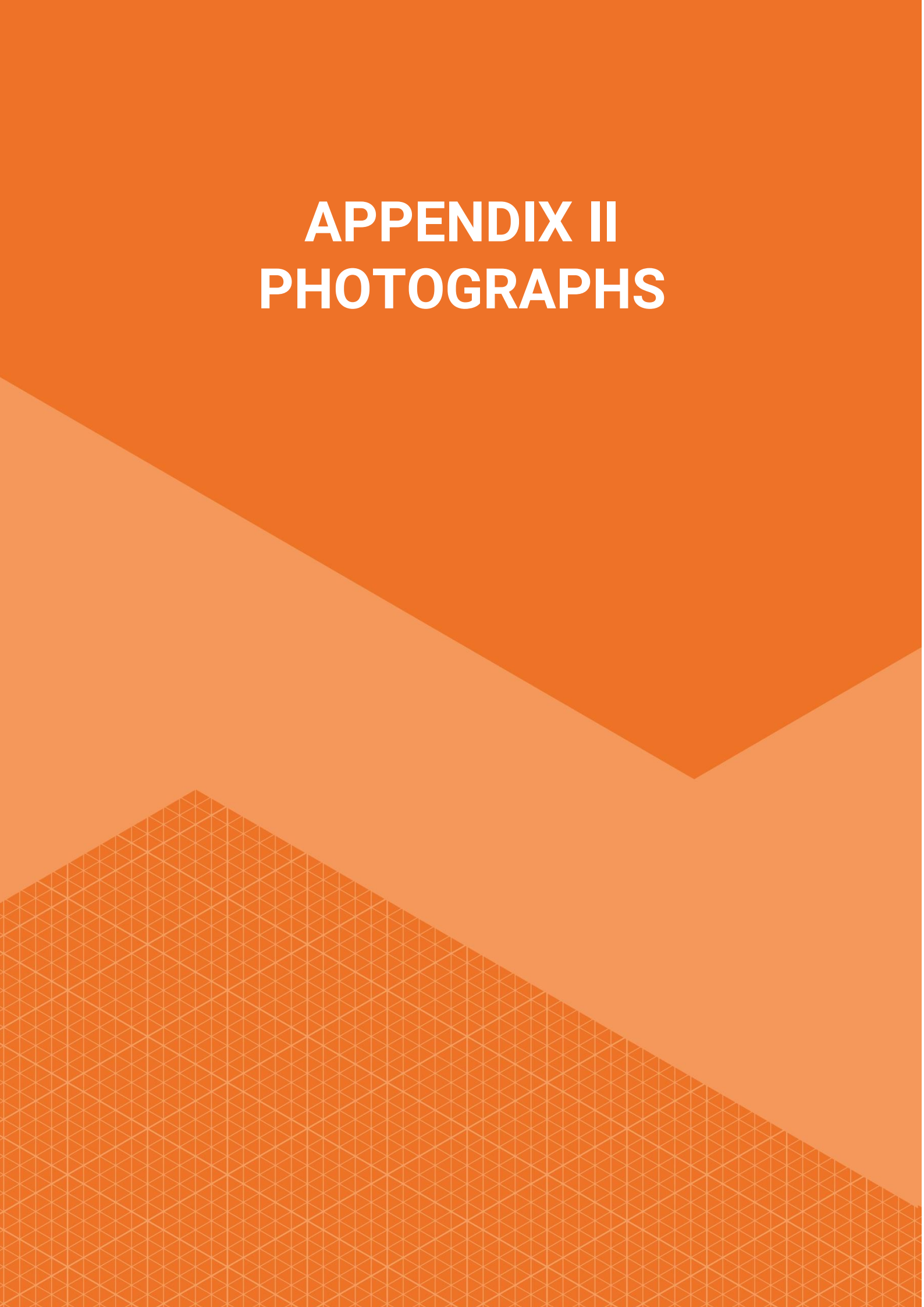
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PLATE 1 TREES T1, T2, T3



PLATE 2 TREE 7



PLATE 3 TREE 8



PLATE 4 TREES T11, T12, T13



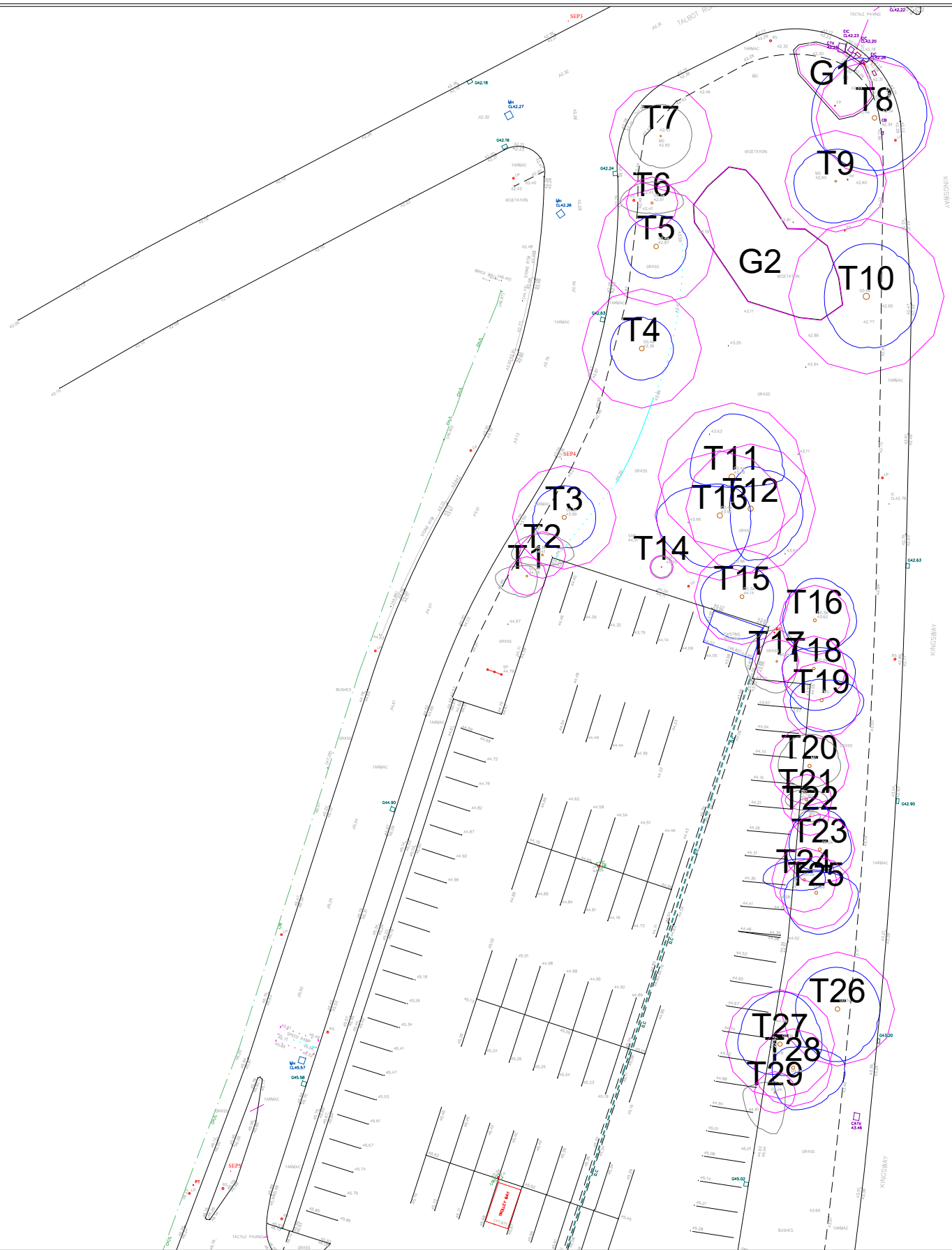
PLATE 5 TREE 14



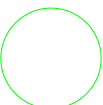
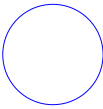
PLATE 6 TREE 37

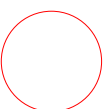


APPENDIX III TREE CONSTRAINTS PLAN



Tree Categorisations:
Those to be Considered for Retention:

-  **Category 'A' Tree/Group/Hedge**
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
-  **Category 'B' Tree/Group/Hedge**
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

-  **Category 'C' Tree/Group/Hedge**
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- Those Unsuitable for Retention:
-  **Category 'U' Tree/Group/Hedge**
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

- Root Protection Areas (RPAs):**
-  **RPAs**
Areas(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:				
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Phase	Issue	Date	Drawn	Checked

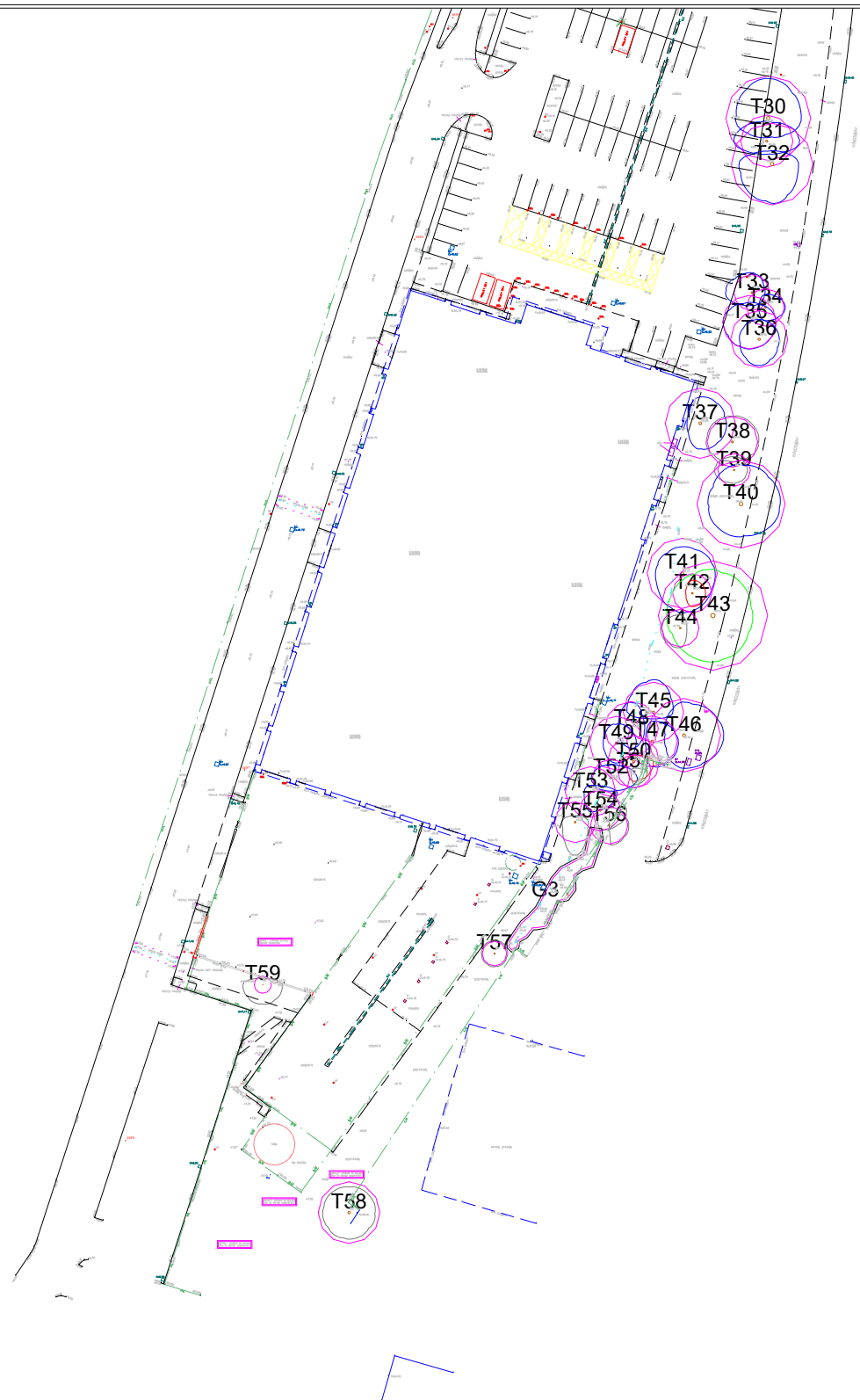
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Job Title:	B&M Premises, Kingsway, Burnage

Job No:	81-211
Drawing No:	001
Date:	15.03.2022
Scale:	1:500 @ A3
Drawing Title:	Tree Constraints Plan Sheet 1 of 2



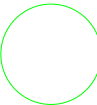
Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
Tel: 0161 707 9612
E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

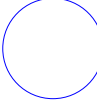
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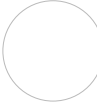
Tree Categorisations:

Those to be Considered for Retention:

- 

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years
- 

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

- 

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees
- 

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Those Unsuitable for Retention:

Root Protection Areas (RPAs):

- 

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Notes:				
P1	REVA	15.03.2023	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:	
Triple Jersey Limited	
Job Title:	
B&M Premises, Kingsway, Burnage	

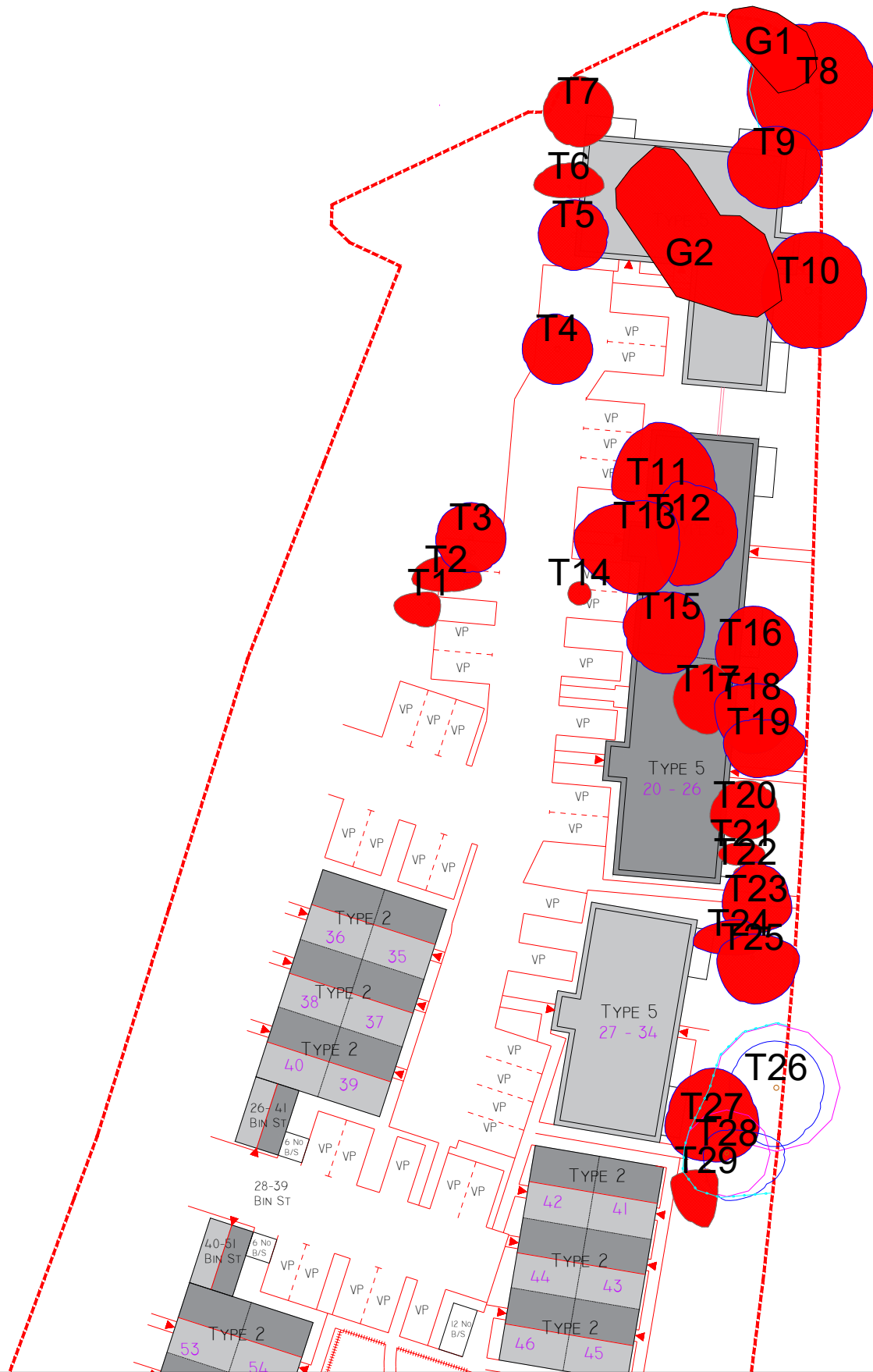
Job No:	81-211	Date:	15.03.2022
Drawing No:	001	Scale:	1:1000 @ A3
Drawing Title:			
Tree Constraints Plan Sheet 2 of 2			



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APPENDIX IV TREE IMPACTS & PROTECTION PLAN



Tree Categorisations:

Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated
Remaining Life Expectancy of at Least 40
Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an
Estimated Remaining Life Expectancy of at
Least 20 Years



Those Unsuitable for Retention:

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated
Remaining Life Expectancy of at Least 10
Years, or Young Trees

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot
Realistically be Retained as Living Trees in
the Context of the Current Land Use for
Longer Than 10 Years



Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should
be Protected Throughout Development
Works with Protective Fencing to form a
Construction Exclusion Zone - see
Appended Temporary Protective Fencing
Specification

Tree Removals:

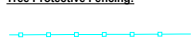
Tree removals
Proposed tree removals in the context of the
development proposals



Root Protection Area Encroachment:



Tree Protective Fencing:



Notes:

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P1	REVA	27.11.2023	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Triple Jersey
Limited

Job Title:

B&M Premises,
Kingsway,
Burnage

Job No:

81-211

Drawing No:

001

Date:

27.11.2023

Scale:

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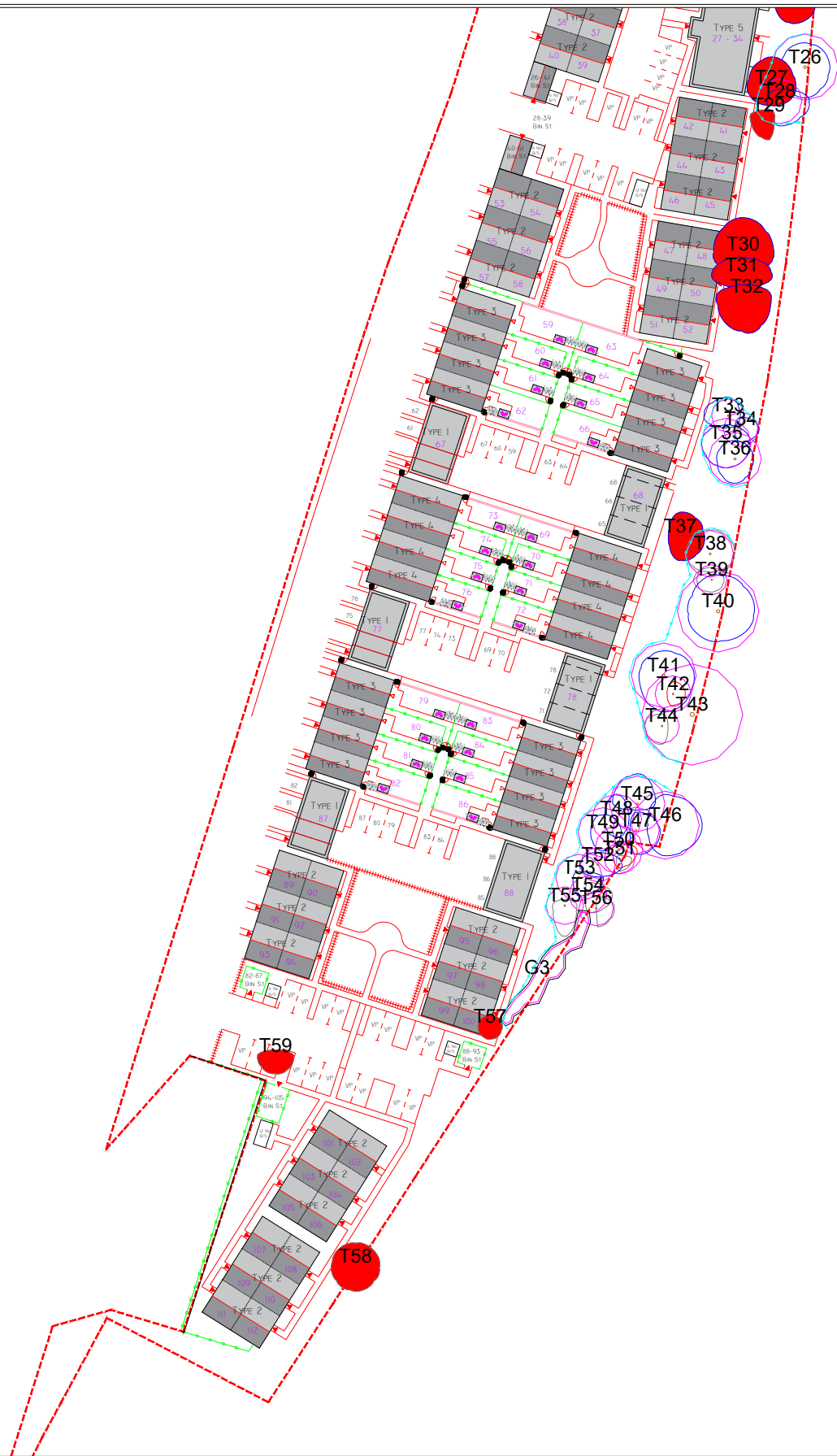


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Drawing Title:

Tree Impacts & Protection Plan
Sheet 1 of 2

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Tree Categorisations:
Those to be Considered for Retention:

Category 'A' Tree/Group/Hedge
Those of a High Quality with an Estimated Remaining Life Expectancy of at Least 40 Years

Category 'B' Tree/Group/Hedge
Those of a Moderate Quality with an Estimated Remaining Life Expectancy of at Least 20 Years

Category 'C' Tree/Group/Hedge
Those of Low Quality with an Estimated Remaining Life Expectancy of at Least 10 Years, or Young Trees

Those Unsuitable for Retention:

Category 'U' Tree/Group/Hedge
Those in Such a Condition that they Cannot Realistically be Retained as Living Trees in the Context of the Current Land Use for Longer Than 10 Years

Root Protection Areas (RPAs):

RPAs
Area(s) of Ground Around Trees that Should be Protected Throughout Development Works with Protective Fencing to form a Construction Exclusion Zone - see Appended Temporary Protective Fencing Specification

Tree Removals:

Tree removals
Proposed tree removals in the context of the development proposals

Root Protection Area Encroachment:

Tree Protective Fencing:

Notes:				
P1	REVA	27.11.2023	MD	MD
Phase	Issue	Date	Drawn	Checked

Client:

Triple Jersey Limited

Job Title:

B&M Premises, Kingsway, Burnage

Job No:

81-211

Drawing No:

001

Date:

27.11.2023

Scale:

1:1000 @ A3

Drawing Title:

Tree Impacts & Protection Plan Sheet 2 of 2

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